138.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	885,100 / 885,100
					USE VALUE:	885,100 / 885,100
					ASSESSED:	885,100 / 885,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		VENNER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIZARRIBAR CAMILLE
Owner 2:	
Owner 3:	
Street 1:	34 VENNER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DRISCOLL CAROL ANN -
Owner 2:	-
Street 1:	990 MASS AVE UNIT 51
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,114 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1941, having primarily Clapboard Exterior and 2087 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7114.000	315,000		570,100	885,100
Total Card	0.163	315,000		570,100	885,100
Total Parcel	0.163	315,000		570,100	885,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.18 | /Parcel: 424.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88746
GIS Ref
GIS Ref
Insp Date 09/16/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 138.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	338,900	0	7,114.	570,100	909,000	909,000	Year End Roll	12/18/2019
2019	101	FV	257,100	0	7,114.	601,700	858,800	858,800	Year End Roll	1/3/2019
2018	101	FV	257,100	0	7,114.	443,400	700,500	700,500	Year End Roll	12/20/2017
2017	101	FV	255,100	0	7,114.	424,400	679,500	679,500	Year End Roll	1/3/2017
2016	101	FV	255,100	0	7,114.	392,700	647,800	647,800	Year End	1/4/2016
2015	101	FV	244,700	0	7,114.	329,400	574,100	574,100	Year End Roll	12/11/2014
2014	101	FV	244,700	0	7,114.	321,800	566,500	566,500	Year End Roll	12/16/2013
2013	101	FV	244,700	0	7,114.	306,600	551,300	551,300		12/13/2012

!10696!

PRINT

Date	Time
12/11/20	00:58:41

LAST REV

Date	Time
10/22/20	10:57:42
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10696

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRISCOLL CAROL	75101-303		7/13/2020		747,000	No	No		
DRISCOLL THOMAS	61546-435		4/4/2013	Convenience	1	No	No		
	10001-530		3/19/1962		99	No	No		N

USER DEFINED

Prior Id # 1:	88746
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2013	624	Manual	7,000	C				
4/17/2013	551	Manual	13,000	C				
12/5/1994	645	Manual	7,500					REPAIR WATER DAMAG

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	MM	Mary M
5/28/2020	Mail Update	JO	Jenny O
9/16/2017	Inspected	HS	Hanne S
8/31/2017	MEAS&NOTICE	HS	Hanne S
6/14/2013	Info Fm Prmt	EMK	Ellen K
11/17/2008	Meas/Inspect	336	PATRIOT
10/27/2000	Hearing N/C	189	PATRIOT
12/9/1999	Inspected	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7114		Sq. Ft.	Site		0	90.	0.89	10									570,081						570,100	

Total AC/HA: 0.16331 | Total SF/SM: 7114 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 570,081 | Spl Credit | Total: 570,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.33717275
Const Adj.:	0.98490000
Adj $ / SQ:	177.793
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456559
Depreciation:	141533
Depreciated Total:	315026

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

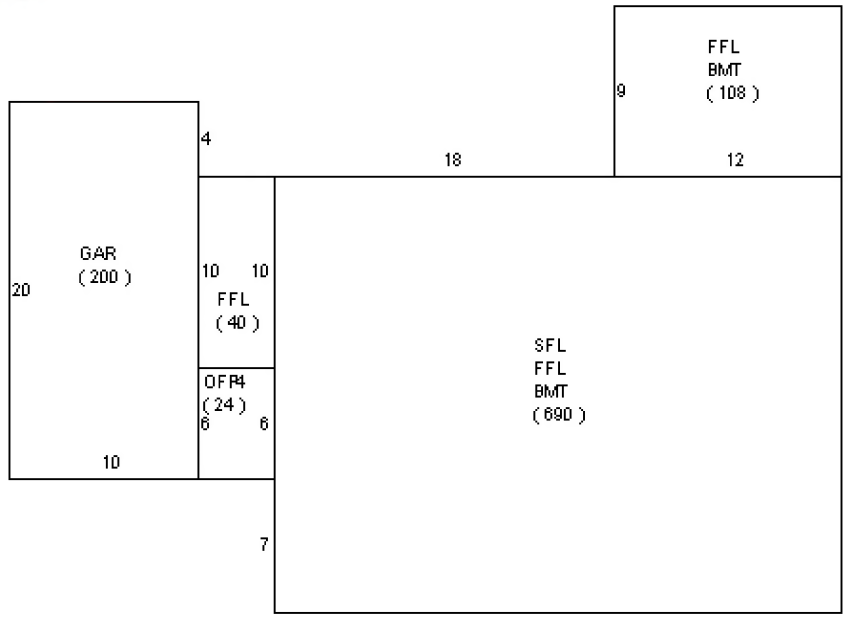
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	195.57
Special Features:	0	Val/Su Net:	123.53
Final Total:	315000	Val/Su SzAd	206.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	838	177.790	148,990
BMT	Basement	798	77.610	61,930
SFL	Second Floor	690	177.790	122,677
GAR	Garage	200	27.080	5,417
OFP	Open Porch	24	43.340	1,040

Net Sketched Area:	2,550	Total:	340,054
Size Ad	1528	Gross Are	2550	FinArea	2087
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	